

Board of Adjustment Public Hearing**Meeting Agenda - Final**

*Chair Tony Siebers
Vice Chair Trent Montague
Boardmember Wade Swanson
Boardmember Ken Rembold
Boardmember Steve Curran
Boardmember Kathy Tolman
Boardmember Terry Worcester*

Wednesday, January 4, 2017

5:30 PM

Council Chambers - Lower Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

Call meeting to order.

- 1 Take action on all Consent Agenda items.**

Items on the Consent Agenda

- 2 Approval of the following minutes from previous meetings:**

***2-a [ADJ 17001](#) Minutes from the December 7, 2016 meeting.**

***2-b Approval of minutes from an Executive Session held on December 7, 2016.**

- 3 Take action on the following cases:**

***3-a [ADJ 17002](#) BA16-062 5245 E. Southern Avenue (District 2) - Requesting a Special Use Permit (SUP) to allow: 1) modification of an existing Comprehensive Sign Plan (CSP), and 2) for an electronic message display to change more than once per hour for an existing car wash within a commercial center in the LC zoning district. (PLN2016-00714) Continued from December 7, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *3-b** [ADJ 17003](#) **BA16-068 463 North Grand** (District 1) - Requesting Variances to allow: 1) a carport addition and a detached garage to encroach into the minimum side yard setbacks; and 2) deviation from the required building form standard for carports; both in conjunction with an existing single residence in the RS-6-HP zoning district. (PLN2016-00759) **Continued from December 7, 2016**

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to February 1, 2017

- *3-c** [ADJ 17004](#) **BA17-001 2700 E. Main Street** (District 2) - Requesting: 1) a Substantial Conformance Improvement Permit (SCIP), and; 2) a Variance to allow a shade structure to encroach into the required setbacks in the GC zoning district. (PLN2016-00779)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to February 1, 2017

- *3-d** [ADJ 17005](#) **BA17-002 241 and 249 S. Alma School Road** (District 4) - Requesting: 1) a Development Incentive Permit (DIP) to allow development of an auto sales facility in the LI zoning district. (PLN2016-00557)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *3-e** [ADJ 17006](#) **BA17-003 4626 E. Fighter Aces Drive** (District 5) Requesting a Special Use Permit (SUP) to allow for more than four (4) special events in a calendar year in the LI-PAD zoning district. (PLN2016-00830)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to February 1, 2017

- *3-f** [ADJ 17008](#) **BA17-005 2724 S. Signal Butte** (District 6) Requesting a Special Use Permit (SUP) for modification of a Comprehensive Sign Plan in the LC-PAD zoning district. (PLN2016-00860)

Staff Planner: Cierra Edwards

Staff Recommendation: Approval with Conditions

- *3-g** [ADJ 17010](#) **BA17-007 2701 E. Allred #61** (District 2) Requesting a Variance to allow an addition to a manufactured home in a manufactured home park to encroach into the required side yard in the RM-4 zoning district. (PLN2016-00864)

Staff Planner: Lisa Davis

Staff Recommendation: Withdrawn

4 Items not on the Consent Agenda

- 4-a [ADJ 17012](#) **BA16-061 2724 N. Winthrop** (District 1) - Requesting a Variance to allow for a fence to exceed the maximum height in the front yard in the RS-9 zoning district. (PLN2016-00691) **Continued from December 7, 2016**

Staff Planner: Gordon Sheffield

Staff Recommendation: Denial

- 4-b [ADJ 17007](#) **BA17-004 2620 W. Naranja Avenue** (District 3) Requesting a Variance to encroach in rear setbacks in the RS-6 PAD zoning district. (PLN2016-00853)

Staff Planner: Kaelee Wilson

Staff Recommendation: Denial

- 4-c [ADJ 17009](#) **BA17-006 1144 E. 6th Avenue** (District 4) Requesting a Variance to allow a room addition and patio to encroach in the required rear yards in the RS-6 zoning district. (PLN2016-00862)

Staff Planner: Cierra Edwards

Staff Recommendation: Denial

- 4-d [ADJ 17011](#) **BA17-008 254 S. Mulberry Street** (District 3) Requesting an appeal of the denial of a medical marijuana dispensary registration in the LI Zoning District. (should be last case) (PLN2016-00842)

Staff Planner: Gordon Sheffield

Staff Recommendation: Continuance to February 1, 2017 for re-advertising

5 **Other business.**

6 **Items from citizens present.**

7 **Adjournment.**

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.